

CITY OF WILLMAR

PLANNING COMMISSION MEETING

7:00 P.M. ON WEDNESDAY, JULY 15, 2020

VIRTUAL

GoTo MEETING

Chair: Christina Nelson

Vice Chair: Rolf Standfuss

Members: Steve Gardner, Jeffery Kimpling, Cletus Frank, Jonathan Marchand, Terry Sieck, Dr. Jerry Kjergaard, and Khalif Ahmed Bashir.

AGENDA

1. Meeting Called to Order
2. Minutes of June 17, 2020 meeting
3. Tiny Homes Standards Discussion
4. Miscellany
5. Adjourn

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, JUNE 17, 2020**

MINUTES

1. The Willmar Planning Commission met on Wednesday, June 17, 2020, at 7:00 p.m. virtually via GoTo Meeting.

**** Members Present:** Christina Nelson, Jeff Kimpling, Steve Gardner, Cletus Frank, Terry Sieck and Dr. Jerry Kjergaard.

**** Members Absent:** Rolf Standfuss, Jonathan Marchand, and Khalif Ahmed Bashir.

**** Others Present:** Sarah Swedburg – Planner, David Ramstad – Planning & Development Department Director.

2. MINUTES: Minutes of the May 6, 2020 meetings were approved as presented.

3. 2021 Capital Improvement Plan (CIP) Review: Staff presented the CIP as submitted by the Department Directors. The Planning Commission reviews this document each year to insure its alignment with the Comprehensive Land Use Plan.

Dr. Ramstad walked the Commission through the process that the City department directors go through to compile the CIP each year, prior to the Planning Commission's review. After each department has compiled their list of CIP projects, the directors get together and score each project based on a number of criteria, including safety and need. Projects with the highest scores are determined as the most pressing projects to fund. Any projects with an "N/A" score are local option sales tax projects.

Mr. Gardner asked about the downtown streetscape project & inquired if the street funding is higher than in past years. Planner Swedburg explained that the downtown streetscape project is primarily for the improvement of downtown sidewalks. This project will primarily be funded through a Small Cities Development Program Grant that the City has received. Dr. Ramstad confirmed that the funding requested for street improvements is higher than previous years.

Mr. Kimpling asked if the local option sales tax funding project could be pushed off due to the loss of revenue anticipated during the COVID-19 pandemic. Dr. Ramstad confirmed that staff will continue to monitor the sales tax revenues and adjust the project timelines accordingly.

Ms. Nelson inquired about City Hall projects listed on the CIP, despite the anticipation of a new City Hall development. At this time, because the new City Hall development is

still speculative, the group of directors that reviewed the 2021 CIP wanted to make sure that funding was allocated for the needs of the existing building, explained Dr. Ramstad.

Throughout their discussion, the Commission requested that the following input be noted:

- Garfield/Molly Ponds (Score - N/A): In light of reduced sales tax revenues, the commission expressed strong support for the prioritization of the storm water project
- Street Improvement Program (Score - 46): The commission agrees that the street improvements need to be a priority, and whatever extra effort and resources are needed should be applied to get this CIP item completed to its fullest extent
- TriShaw Bike & Dorothy Olson Aquatic Center Extra Patio Space (Scores - 23 & 19, respectively): The commission expressed preference for maintenance of existing infrastructure rather than new equipment/expansions at this time, particularly because of recent findings of needed maintenance and anticipation of potential budget constraints

Mr. Kimpling made a motion, seconded by Mr. Sieck to recommend the 2021 CIP to City Council, as it is in alignment with the City's Comprehensive Land Use Plan.

The motion carried.

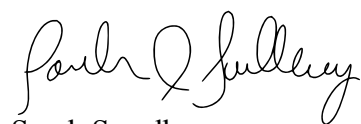
4. MISCELLANY: Staff anticipates a discussion regarding standards for tiny home developments at the first meeting in July. This discussion has been spurred because of the newly adopted 2018 IRC by the State of Minnesota.

Staff continues to make progress on Phase 1 of the new Comprehensive Plan. Mid-Minnesota Development Commission has officially hired a new executive director and community development director. Their new staff has immediately gotten to work on continued data mining for Phase 1, and we anticipate the creation of a comprehensive land use task force in early fall.

The Unique Opportunities housing development on County Road 5 continues to make progress, and anticipated renting units out of their first building in early fall. The City's Building Official is currently reviewing plans for their second of four anticipated buildings.

4. There being no further business to come before the Commission the meeting adjourned at 7:33 p.m.

Respectfully submitted,

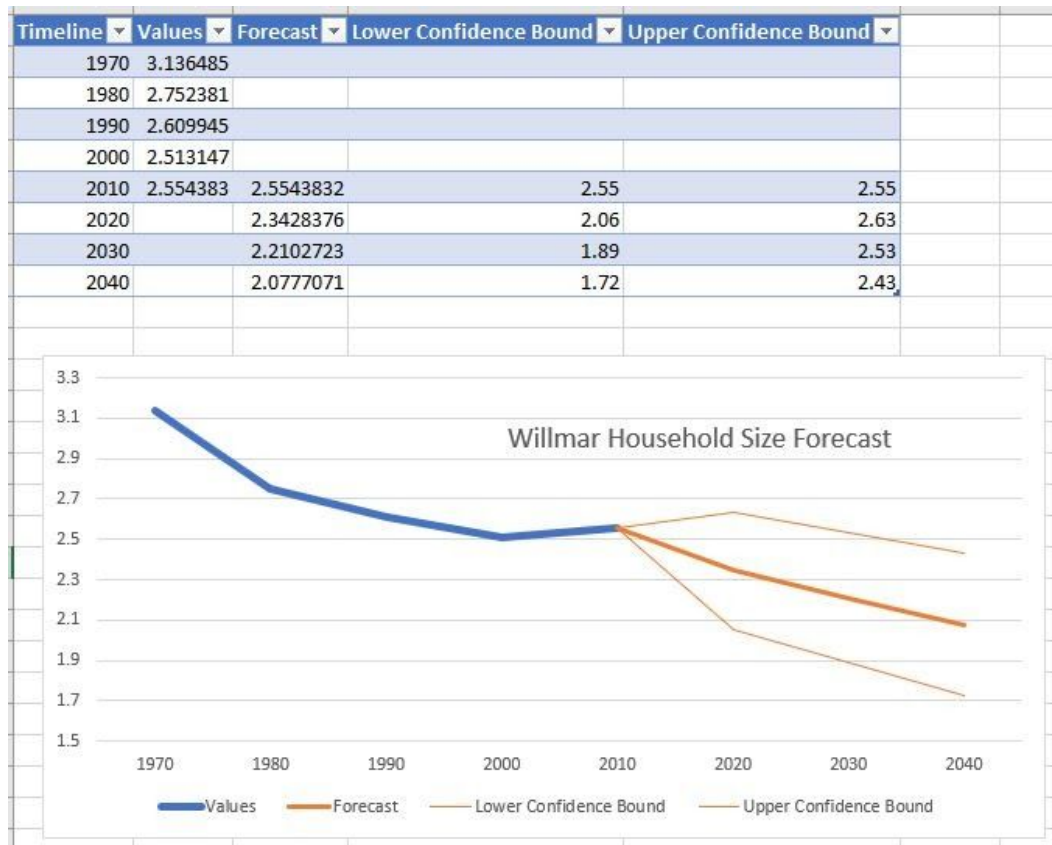


Sarah Swedburg
Planner

PLANNING COMMISSION – JULY 15, 2020

STAFF COMMENTS1. TINY HOMES STANDARDS DISCUSSION:

- Included in the packet are fact sheets on Tiny Home basics
- Many States/Counties/Cities have yet to formally address the regulations of Tiny Homes, leaving them to either turn a blind eye or pass ordinances to expressly prohibit them.
- Tiny homes are defined as homes less than 400 square feet, according to the Minnesota State Building Code (IRC Appendix Q) that was adopted at the end of March, 2020.
- Minnesota Cities address Tiny Homes in a variety of ways:
 - Some Cities expressly prohibit all tiny homes (Bloomington)
 - Some set a minimum single family dwelling size (Aitkin & Wahton ~900sqft)
 - Bemidji addresses Tiny Home with a specific section in their Subdivision Ordinance (allowed via PUD with a Conditional Use Permit).
- MN State Building code requires a 6' setback from property lines and 10' between buildings or a 1-hour fire resistance rating at the exterior wall is required.
- The EDC is currently compiling housing availability/need data for us to review
- As part of our Comprehensive Plan data gathering effort, Mid Minnesota Regional Development Commission has provided Willmar's Household size trends:



- Current Willmar Standards:
 - No minimum square footage for building size
 - Accessory Dwelling Units not allowed in backyards
 - Manufactured home standards (on foundation, 24' width, pitched roof, connection to City utilities, flat sheet metal siding not permitted, etc)
 - Minimum lot size of approximately 8,500sqft for a single dwelling unit
 - 4,000sqft for a mobile home park lot
 - 4,000sqft allowed with a PUD

Other Helpful Resources:

<https://americantinyhouseassociation.org/>

<https://www.tinysociety.co/articles/tiny-house-laws-united-states/>

Compilation of American Planning Association articles:

https://drive.google.com/drive/folders/1Pu5_4ZGa4vcWciMlx78yTJRYZB-J5m8q?usp=sharing

Good morning Sarah,

Thank you for contacting the League of Minnesota Cities with your question about tiny home ordinances.

The Department of Labor and Industry fact sheet on Tiny Houses is a quick understanding of the regulations that apply and those that a city can impose via ordinance: http://www.dli.mn.gov/sites/default/files/pdf/tiny_houses.pdf

Bloomington expressly prohibits “tiny houses” in their code (see two attachments from them) and would be a good starting place if that’s the route you wish to go.

Wahkon and Aitkin also have examples of zoning provisions that regulate tiny homes through minimum size standards (also attached). **(~900sf minimum, 24’ width minimum)**

St. Cloud denied a zoning permit for a tiny home in 2015: <https://www.sctimes.com/story/news/local/2015/09/18/tiny-house-sits-empty-search-solution-continues/72419484/>

Brainerd has allowed houses as small as 500 square feet.: <http://www.ci.brainerd.mn.us/documentcenter/view/231> (starting at 515-54-9: Building Performance Standards.)

St. Paul was, and may still be, considering allowing tiny houses but had not figured out zoning for it: <https://www.mprnews.org/story/2017/08/30/st-paul-tiny-house-village-co-op-plan-east-side>

The League’s Zoning Guide: <https://www.lmc.org/resources/zoning-guide-for-cities/> discusses these standards as well.

I hope this information is helpful. Please let me know if you have additional questions.

Sincerely,

Christina Van Nevel | Research Dept. Law Clerk

Phone: (651) 281-1246

cvannevel@lmc.org

League of Minnesota Cities | 145 University Ave. West | St. Paul, MN 55103

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This response is intended to convey general information and should not be taken as legal advice or as a substitute for competent legal guidance. Consult your city attorney for advice regarding specific situations.

QUICKNOTES

Making Space for Tiny Houses

"Tiny houses" are attracting a lot of attention through social media, television shows, documentaries, and stories in the popular press. Advocates often tout the affordability and environmental friendliness of living in very small homes. Meanwhile, skeptics and detractors see a passing fad and caution against embracing tiny houses as a distinct type of dwelling. Currently, many cities and counties have provisions in their land-use and development regulations that make legal development and occupation of tiny houses difficult or impossible. However, a small number of communities have made changes to their codes to explicitly permit tiny-house living.

Background

While there is no official definition, many planners, policy experts, and advocates consider any single-family dwelling with 400 square feet or less of floor area to be a *tiny house*. In some contexts, commentators only apply the label *tiny house* to very small site- or factory-built dwellings attached to permanent foundations. However, other commentators reserve the term for chassis-mounted mobile homes, which may or may not be built to U.S. Department of Housing and Urban Development standards for manufactured housing (24 CFR §3280) or to the Recreational Vehicle Industry Association's standards for "park model" recreational vehicles (ANSI A119.5).

In many places, property owners and residents are interested in both foundation-attached and chassis-mounted tiny houses as principal or accessory dwelling units. In some cities and counties, there is also a growing interest in tiny-home communities, where multiple foundation-attached or chassis-mounted tiny houses are sited on fee-simple subdivided lots, a condominium lot, or lease lots.

Regardless of the type of tiny house, there are several potential individual and collective benefits associated with tiny-house living; however, there has been little research to date on the actual community impacts of tiny houses. Meanwhile, state and local building codes, as well as local subdivision and zoning ordinances, often pose barriers to siting and occupying tiny houses.

The Case for Tiny-house Living

When considering homes constructed with similar materials and sited in similar locations, the smaller the home the cheaper and more efficient it is to heat, cool, and provide with electricity and water services. The same rule applies to the cost of the home itself. Chassis-mounted tiny houses are easier to move than site-built homes, and buyers can typically purchase them separate from land. This makes them attractive to people interested in traveling with their home and has the potential to create ownership opportunities for those who can't afford a conventional site-built home.

Many planners and housing policy experts see accessory tiny houses as a viable strategy for providing semi-independent housing for aging family members. In this scenario, tiny houses may be temporary or permanent and may include medical monitoring equipment. Beyond this, many housing and homelessness policy experts are interested in exploring the potential of tiny home communities as an alternative to temporary shelters or informal encampments for individuals experiencing homelessness. For example, Dignity Village in Portland, Oregon, has provided transitional housing in the form of a tiny house community since 2001 (dignityvillage.org).

Notwithstanding the potential benefits above, tiny houses do not enjoy universal support. In some communities, tiny-house residents have earned a reputation as scofflaws by "flying under the radar" of local building and zoning code enforcement. In other communities, there is a general concern about welcoming tiny houses without carefully assessing their likely impacts on public health, safety, and welfare.

Tammy ("Tiny House, Portland," Wikimedia, CC-BY-2.0)



A chassis-mounted tiny house in
Portland, Oregon.



American Planning Association

Making Great Communities Happen

Remove Unintentional Barriers

For cities and counties interested in supporting tiny-house living, it is important to take a close look at the effects of current building, subdivision, and zoning requirements on opportunities to site and occupy tiny houses. The most common regulatory barriers are state or local building code provisions that stipulate the minimum amount of habitable space per person for different types of residences, local zoning provisions that stipulate minimum unit sizes, and local zoning provisions establishing minimum lot area per unit and off-street parking requirements. Beyond this, many cities and counties classify chassis-mounted tiny houses as recreational vehicles and not dwelling units at all.

In some localities, minimum unit size or habitable space requirements and general prohibitions on camping outside of designated campgrounds or recreational vehicle parks effectively prohibit all tiny houses. In others, development standards can make tiny housing cost prohibitive.

Each of these potential barriers to tiny-house living may be wholly consistent with local policy objectives. If this not the case, consider opportunities to revise local building, subdivision, or zoning codes to remove unintentional barriers to siting and occupying tiny houses. This may be as simple as eliminating off-street parking requirements for accessory dwelling units or minimum unit size standards that exceed minimum habitable space requirements in the latest version of the International Building Code.

Identify Appropriate Locations

Not all types of tiny houses are appropriate for all community contexts. Some cities and counties may be content to see tiny houses on permanent foundations comingled with conventional site-built housing. Others may prefer to limit tiny houses to tiny-home communities or recreational vehicle parks.

In contexts where it is important to differentiate between tiny houses and other types of dwelling units (or recreational vehicles), cities and counties should consider defining tiny-house living as one or more distinct types of land uses and adding these land uses to tables or lists of permitted uses by zoning district.

Mitigate Potential Impacts

In some contexts, zoning district development standards may either be inappropriate for tiny house development or insufficient to ensure neighborhood compatibility. In these cases, cities and counties should consider adopting use-specific standards to minimize the potential for incompatible development.

For example, Fresno, California, permits chassis-mounted tiny houses as a type of accessory dwelling unit, subject to use-specific standards addressing design, minimum lot size, units per lot, unit size, lot coverage, setbacks, entrances, space between buildings, unit height, openings, access, parking, mechanical equipment, utility meters/addressing, home occupations, airport compatibility, and owner occupancy (\$15-2754). Meanwhile, Bemidji, Minnesota, permits “tiny house subdivisions” as planned unit developments, subject to standards addressing location, density, ownership structure, structural independence, lot size, setbacks, open space, design review, and utilities (\$1101.F).

Conclusions

The aging of the U.S. population, the continued growth in the percentage of single-person households, and the demand for a wider range of housing choices in communities across the country is fueling interest in new forms of residential development, including tiny houses. While many cities and counties can accommodate very small, site-built homes under their existing building, subdivision, and zoning codes, many others have development regulations that make factory-built or chassis-mounted tiny houses impractical or impossible to site and occupy. Once a city or county has identified a desire to make space for tiny houses, it’s important to remove unintentional regulatory barriers, identify suitable locations, and consider adopting use-specific standards for tiny-house living.

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FURTHER READING

1. Published by the American Planning Association

Elliott, Donald L., and Peter Sullivan. 2015. “Tiny Houses and the Not-So-Tiny Questions They Raise.” *Zoning Practice*, November. Available at planning.org/zoningpractice.

Wyatt, Anne. 2016. “Tiny Houses: Niche or Noteworthy?” *Planning*, February. Available at planning.org/planning/2016/feb/tinyhouses.htm.

2. Other Resources

Vail, Katherine. 2016. “Saving the American Dream: The Legalization of the Tiny House Movement.” *University of Louisville Law Review*, 54: 354–379. Available at tinyurl.com/nyxfqbj.

Watson, Jayna. 2017. “Do Tiny Houses Fit in Your Community?” *Western Planner*, February. Available at tinyurl.com/m8hd2yx.

TINY HOUSES AND THE 2020 MINNESOTA RESIDENTIAL CODE

Minnesota Department of Labor and Industry

OVERVIEW

"Tiny houses" have received a lot of attention and interest in recent years. The following information is provided to clarify how these small structures are regulated by the Minnesota State Building Code. The Minnesota State Building Code is the standard of construction that applies statewide for the construction of buildings (MS 326B.121) including tiny houses.

Loosely defined, tiny houses range from about 100 to 400 square feet. The following describes how these houses are regulated by building codes, zoning codes and the Department of Housing and Urban Development (HUD).



The trend of tiny houses has received a lot of attention in recent years. This handout is provided to clarify how these small structures are regulated by the Minnesota State Building code.

ZONING REQUIREMENTS

Municipalities establish zoning ordinances to regulate land use, location, height, width, type of foundation, number of stories and size of buildings. These zoning ordinances vary by municipality.

Minimum building size varies from areas of 500 to 2,000 square feet. Jurisdictions may also require minimum lot sizes related to the house size. Sometimes there are minimum house size requirements such as 24 feet by 24 feet or a minimum dimension of 20 feet. Because of these varying requirements, the jurisdiction must be consulted for specifics

BUILDING CODES

The Minnesota Residential Code includes Appendix Q, Tiny Houses. The "code," for the purpose of constructing houses, means the 2020 Minnesota Residential Code. It is the standard that applies statewide.

The 2020 Minnesota Residential Code defines a dwelling as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Appendix Q defines a tiny house as a dwelling 400 square feet or less in floor area excluding lofts. The code includes requirements for light, ventilation, heating,

Other codes related to house construction include:

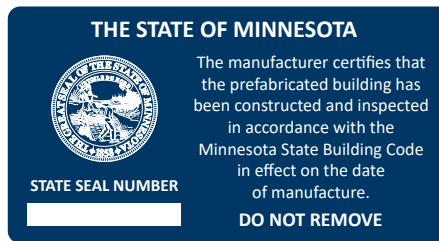
- Minnesota Energy Code
- Minnesota Mechanical Code
- Minnesota Electrical Code
- Minnesota Rules Chapter 1303
- Minnesota Plumbing Code

minimum room sizes, ceiling heights, sanitation, toilet, bath and shower spaces, emergency escape and rescue openings, means of egress, smoke alarms and carbon monoxide alarms.

PREFABRICATED BUILDINGS

Minnesota Rules, Chapter 1360

Tiny houses constructed as prefabricated buildings must comply with the requirements of Minnesota Rules Chapter 1360 and be designed and constructed in accordance with the Minnesota Residential Code. Review of building plans and inspections are performed by the Minnesota Department of Labor and Industry. The completed building requires a Minnesota prefabricated building label.



Example prefab construction label - located under kitchen sink.

Prefabricated building manufacturers are permitted to build three or fewer buildings per year. Construction of more than three buildings is regulated by Minnesota Rules Chapter 1361 for industrialized/modular buildings.

A data plate must be attached to the dwelling that includes the following minimum information:

- design loads
- codes
- IIBC label numbers
- serial numbers
- model designation
- date of manufacture
- name and address of manufacture
- occupancy and type of construction.

All on-site work is subject to local jurisdiction and inspections according to the Minnesota Residential Code.

INDUSTRIALIZED/MODULAR BUILDINGS

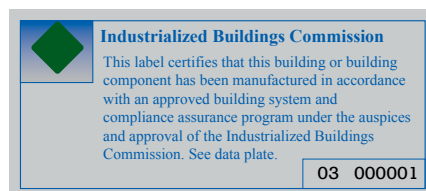
Minnesota Rules, Chapter 1361; Interstate Industrialized Buildings Commission (IIBC)

Tiny houses constructed as modular buildings must comply with Minnesota Rules Chapter 1361 and the Interstate Industrialized Buildings Commission (IIBC). These modular dwellings must be designed and constructed in accordance with the Minnesota Residential Code. Review of dwelling plans and in-plant inspections are performed by a certified IIBC third-party agency.

Modular buildings must have IIBC construction labels on each building section or every 600 square feet of closed panels.

A data plate must be attached to the dwelling that includes the following minimum information:

- design loads
- codes
- serial numbers
- IIBC label numbers
- model designation
- date of manufacture
- name and address of manufacture
- occupancy and type of construction.



Example IIBC label - located inside each home section.

All on-site work is subject to local jurisdiction and inspections according to the Minnesota Residential Code.

HUD MANUFACTURED HOMES

Tiny houses constructed as a manufactured home must comply with U.S. Department of Housing and Urban Development (HUD Code). "Manufactured home" means a single family dwelling in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

A data plate must be attached to the dwelling unit to include the following as a minimum:

- design loads
- codes
- label numbers
- serial numbers
- model designation,
- date of manufacture
- name and address of manufacturer

AS EVIDENCED BY THIS LABEL NO. [REDACTED]
THE MANUFACTURER CERTIFIES TO THE BEST OF THE
MANUFACTURER'S KNOWLEDGE AND BELIEF THAT
THIS MANUFACTURED HOME HAS BEEN INSPECTED IN
ACCORDANCE WITH THE REQUIREMENTS OF THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND IS CONSTRUCTED IN CONFORMANCE WITH THE
FEDERAL MANUFACTURED HOME CONSTRUCTION AND
SAFETY STANDARDS IN EFFECT ON THE DATE OF
MANUFACTURE. SEE DATA PLATE.

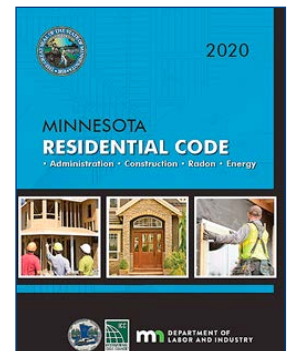
Example HUD construction label
- located on exterior of each
section.

Review of dwelling plans and in-plant inspections are performed by HUD-certified third-party agencies. All on-site work is subject to the local jurisdiction and inspections according to the Minnesota Residential Code.

SITE-BUILT STRUCTURES

Tiny houses constructed on site are regulated by the Minnesota State Building Code. The dwelling construction must comply with all the requirements of the Minnesota Residential Code.

The Minnesota Residential Code can be viewed at
<http://codes.iccsafe.org/app/book/toc/Minnesota/Residential/index.html>.



NOTE:

Recreational park trailers, or park models, are designed as **temporary** living quarters for recreational, camping or seasonal use but not as year-round dwellings. These trailers are often constructed to ANSI standard (A119.5) and are self-certified by the manufacturer.

MINNESOTA RESIDENTIAL CODE

The following code references provide general code requirements related to dwelling construction. The dwelling must comply with all applicable requirements of the Minnesota State Building Code.

General requirements

R202 – Definition of dwelling unit and habitable space.

Dwelling unit: A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Habitable space: A space in a building

for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

R301.1 Application.

Buildings and structures must be constructed to safely support all loads, including dead loads, live loads, roof

loads, flood loads, snow loads, wind loads and seismic loads prescribed in this code. The construction of buildings and structures in this code must result in a structure that transfers all loads from their point of origin to the foundation.

Continues on next page.

General requirements, continued.

R303 – Light, ventilation and heating

Habitable rooms must have 8 percent of the floor area as natural light and 4 percent of the floor area as natural ventilation (see exceptions).

Bathrooms must have 3 square feet of natural light and 1.5 square feet of natural ventilation (see exception).

Mechanical ventilation must comply with Minnesota Rules 1322.

Dwelling must be capable of maintaining a minimum room temperature of 68 degrees at three feet above the floor and two feet from the exterior walls (excludes use of portable heaters).

R304 – Minimum room areas

Habitable rooms must be at least 70 square feet in area and not less than 7 feet in any direction (except kitchens).

R306 – Sanitation

Every dwelling unit must have a water closet, lavatory tub or shower and kitchen sink.

All plumbing fixtures must be connected to a sanitary sewer or approved private sewage system and an approved water supply.

Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machines must have hot and cold water.

R307 – Toilet, bath and shower spaces

See the Minnesota Plumbing Code for required plumbing fixture clearances.

Bathtubs, shower floors, and walls must have a nonabsorbent surface a minimum of 6 feet above the floor.

R310 – Emergency escape and rescue openings

Basements, habitable attics and every sleeping room must have at least one operable emergency escape and rescue opening of 5.7 square feet. (See

code for minimum dimensions).

R311 – Means of egress

All dwellings must have a means of egress door with a clear width of 32 inches and a clear height of 78 inches.

A floor or landing is required on each side of exterior doors.

Exterior landings must be positively attached to the primary structure.

Hallways and stairways must have a minimum width of 36 inches.

Stair treads must be 10 inches minimum in depth, stair risers 7.75 inches in height, or as permitted in Appendix Q.

A floor or landing is required at the top and bottom of each stairway.

A handrail is required at stairs having four or more risers.

R314 – Smoke alarms

Smoke alarms are required in each sleeping room, immediate vicinity of the bedrooms, and on each additional story of the dwelling including basements and habitable attics.

R315 – Carbon monoxide alarms

Carbon monoxide alarms are required in every dwelling unit having fuel-fired appliances or attached garage.

MR 1322 – Residential Energy Code

Dwellings must comply with the Minnesota Energy Code.

MR 1346 – Mechanical Code

Dwellings must comply with the Minnesota Mechanical Code.

MR 1303 – Radon requirements

Dwellings must comply with Minnesota Rules Chapter 1303 for either passive or active radon control systems.

MR 1315 – Electrical Code

All electrical service, wiring and fixtures for the structure must comply with the National Electrical Code.

MR 4715 – Plumbing Code

Dwellings must comply with the Minnesota Plumbing code.

Appendix Q – Tiny Houses

AQ101 – Scope

Tiny houses used as dwelling units must comply with the Minnesota Residential Code unless otherwise stated in Appendix Q.

AQ102/R202 – Definitions

Tiny house: A dwelling that is 400 square feet or less in floor area measured from inside of wall to inside of wall and excludes lofts.

Loft: A floor level more than 30 inches above the main floor with a ceiling height less than 6 feet 8 inches and used as living or sleeping space.

AQ103 – Ceiling height

Habitable space and hallways must have a minimum ceiling height of 6 feet 8 inches. Bathrooms, toilet rooms and kitchen shall have a minimum ceiling height of at least 6 feet 4 inches.

AQ104 – Lofts (area and access)

Lofts used for living or sleeping require a floor area of 35 square feet minimum with a horizontal dimension not less than 5 feet. Loft ceiling heights less than 3 feet are not included in the minimum required loft floor area.

Lofts must have access by stairways, ladders, alternating tread devices, or ships ladders. (See section for specific compliance requirements).

Lofts guards are required on open side of lofts and cannot be less than 36 inches in height or one-half of the clear height to the ceiling, whichever is less.

AQ105 – Emergency escape and rescue openings (EERO)

Emergency escape and rescue openings must comply with Section R310. (See exception for loft roof access windows).